

Staff Summary Report

Development Review Commission Date: **04/22/08**

Agenda Item Number: **___**

SUBJECT: Hold a public meeting for a Development Plan Review for **TUTOR TIME- UNIVERSITY AND MCCLINTOCK (PL070515)**, located at 1765 East University Drive.

DOCUMENT NAME: DRcr_TutorTime_042208

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Request for **TUTOR TIME- UNIVERSITY AND MCCLINTOCK (PL070515)** (David Church, Tempe Firestone Group, LLC, property owner; Darin Sender, Sender Associates, Chtd., applicant) for the development of a childcare facility consisting of a 15,308 s.f., single story building on 1.09 acres, located at 1765 East University Drive in the PCC-1 Planned Commercial Center Neighborhood District. The request includes the following:

DPR08057 - Development Plan Review including site plan, building elevations and landscape plan.

PREPARED BY: Sherri Lesser, Senior Planner (480) 350-8486.

REVIEWED BY: Lisa Collins, Development Services Planning Director (480-350-8989)

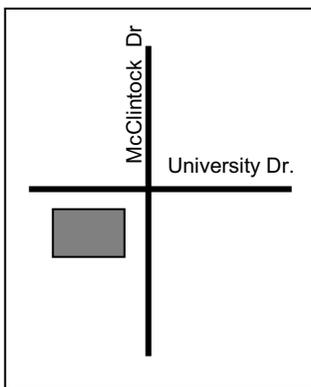


LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: **Staff – Approval, subject to conditions**

ADDITIONAL INFO:



Gross/Net site area	1.09 net acres
Total Building area	15, 307 s.f.
Lot Coverage	32% (50% maximum allowed)
Building Height	30 ft (35 ft maximum allowed)
Building setbacks	+11 ' front, 10' side, +50' rear (0, 0, 10 min.)
Landscape area	15% (15% minimum required)
Vehicle Parking	52 spaces required for peak demand (70 surface spaces provided per parking analysis)
Bicycle Parking	6 spaces (5 minimum required)

A neighborhood meeting is not required with this application.

PAGES:

1. List of Attachments
2. Comments
- 3-6. Reason for Approval / Conditions of Approval
7. History & Facts / Zoning & Development Code Reference

ATTACHMENTS:

1. Location Map(s)
2. Aerial Photo(s)
- 3-9. Letter of Explanation
10. A1.0 Master Plan
11. A2.0 Floor Plan
12. A3.0 Building Elevations
13. A3.2 Building Sections
14. L1.0 Landscape Plan
15. C1.0 Preliminary Grading & Drainage Plan
16. Colored Elevation
17. Color Board
- 18-31. Context Pictures

COMMENTS:

This site is located at the southwest corner of University Drive and McClintock Drive. The existing uses within this commercial center include a McDonald's restaurant, a 7-Eleven convenience store with gas pumps, a Wienerschnitzel hot dog restaurant and Auto Werks automotive service use; all adjacent to a multi-family student housing project. The Development Plan Review approval is for a 15,308 s.f., single story building for Tutor Time, including review of the building elevations, site plan, landscape plan and preliminary grading and drainage plan.

PUBLIC INPUT

A neighborhood meeting is not required.

PROJECT ANALYSIS

DEVELOPMENT PLAN REVIEW

Site Plan

The Tutor Time building is proposed for the northwest corner of the center, adjacent to the University Drive street front. The building will be located ten feet six inches (10'-6") from the west property line and eleven feet from the north, street side property line. The parking lot is located to the east of the building and accessible from University Drive and McClintock Drive. A pedestrian path links the main entrance for the building with the parking area, adjacent building(s) and the University Street front. A playground area is proposed for the area between the Tutor Time Building and the Auto Werks building. Staff notes that the shade structures are shown on the site plan but the elevations have not been included as part this review. The elevations for the shade structures will be reviewed through the planning plan check process. The support columns for the shade structures shall meet the required setbacks for the shopping center.

Building Elevations

The building elevations are designed with architectural elements, similar in form, to elements found on the McDonalds building and 7-Eleven Building. A circular raised parapet enhances the main entrance elevation of the building. The east elevation is features a steel trellis with masonry piers. Decorative cornice tops the parapet and pilaster structures. The massing of the single story elevation is divided into smaller components through changes in materials and colors. The building materials consist of sand-finished stucco; masonry wainscot, pilasters and banding; metal shade awnings; steel trellis; and ornamental iron fence material with masonry columns.

Landscape Plan

The landscape plan features a palette of low-water use trees and plants which have a rapid growth rate. The placement to the trees will provide shade for the internal pedestrian paths and surface parking areas.

Section 6-306 D Approval Criteria for Development Plan Review

1. The placement of building reinforces the street wall and maximizes natural surveillance and visibility of pedestrian areas (building entrances, pathways, parking areas, etc.), enhances the character of the surrounding area, facilitates pedestrian access and circulation.
2. Materials are compatible with the surroundings
3. Buildings and landscape elements have proper scale with the site and surroundings
4. Large building masses are divided into smaller components that create a human-scale as viewed from the sidewalk
5. The building has a distinct base and top, as identified by ground floor elements, roof forms, and detailing.
6. Building facades have architectural detail and contain windows at the ground level to create visual interest and to increase security of adjacent outdoor spaces by maximizing natural surveillance and visibility
7. Clear and well lighted walkways connect building entrances to one another and to adjacent sidewalks.
8. Lighting is compatible with the proposed building and uses, and does not create negative effects.
9. Accessibility is provided in conformance with the Americans with Disabilities Act (ADA).
10. Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses. Traffic impacts are minimized in conformance with the city transportation policies, plans and design criteria.
11. Safe and orderly circulation separates pedestrian and bicycles from vehicular traffic.
12. Plans appropriately integrate crime prevention principles such as territoriality, natural surveillance, access control, activity support, and maintenance.

13. Landscape accents and separates parking, buildings, driveways and pedestrian walkways.

PUBLIC INPUT

No public input received to date.

Conclusion

Based on the information provided by the applicant and the above analysis, staff recommends approval of the requested Development Plan Review. This request meets the required criteria for approval.

REASONS FOR APPROVAL:

1. The project meets the General Plan Projected Land Use.
2. The project will meet the development standards required under the Zoning and Development Code.
3. The proposed project meets the approval criteria for Development Plan Review.

CONDITIONS OF APPROVAL:

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. THE DECISION-MAKING BODY MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.

General

1. An amended Subdivision Plat is required for this portion of McClintock and University Crossings and shall be recorded prior to issuance of building permits.

DPR 08057

CONDITIONS OF APPROVAL

Site Plan

2. The shade structure elevations and final location to be reviewed with planning plan check.
3. Provide upgraded paving at each driveway apron consisting of unit paving. Extend unit paving in the driveway from the back of the accessible public sidewalk bypass to 20'-0" on site and from curb to curb at the drive edges; as shown on site plan.
4. Any freestanding utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that compliments the coloring of the buildings.

Building Elevations

5. The materials and colors are approved as presented:
Split-faced CMU wainscot and banding – Superlite –Bone
Split- Faced CMU columns – Superlite – Umber Brown
Anodized aluminum frame – Southwest Aluminum Systems – Medium Bronze
Painted steel –Frazee– Roasted Pepper AC#116N
Field Color- Frazee- Pavillion 8260W
Accent Color- Frazee- Dearfield 8263M
Accent Color- Frazee- Roasted Pepper AC#116N

Provide main colors and materials with a light reflectance value of 75 percent or less. Specific colors and materials exhibited on the materials sample board are approved by planning staff. Submit any additions or modifications for review during building plan check process.

6. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
7. Conceal roof drainage system within the interior of the building.
8. Incorporate lighting, address signs, incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations.

9. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.
10. Exposed conduit, piping, or related materials is not allowed.

Lighting

11. Illuminate building entrances from dusk to dawn to assist with visual surveillance at these locations.

Landscape

12. The plant palette is approved as presented on the signed landscape plan dated 12/31/08. Submit any additions or modifications for review during building plan check process.
13. Irrigation notes:
 - a. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½" (if any). Provide details of water distribution system.
 - b. Locate valve controller in a vandal resistant housing.
 - c. Hardwire power source to controller (a receptacle connection is not allowed).
 - d. Repair existing irrigation system in the adjacent public right of way where damaged by work of this project. Provide temporary irrigation to existing landscape on site and street frontages for period of time that irrigation system is out of repair. Design irrigation so existing plants in street frontages are irrigated as part of the reconfigured system at the conclusion of this construction.
14. Include requirement to de-compact soil in planting areas on site and in public right of way and remove construction debris from planting areas prior to landscape installation.
15. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2" uniform thickness or less. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.

Signage

16. Provide address sign(s) on the west north and east building elevations.
 - a. Conform to the following for building address signs:
 - 1) Provide street number only, not the street name
 - 2) Compose of 12" high individual mount, metal reverse pan channel characters.
 - 3) Self-illuminated or dedicated light source.
 - 4) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
 - 5) Do not affix number or letter to elevation that might be mistaken for the address.
 - b. Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standards.

CODE/ORDINANCE REQUIREMENTS:

THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCES THAT PLANNING STAFF OBSERVES ARE PERTINENT TO THIS CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT AND ARE NOT AN EXHAUSTIVE LIST.

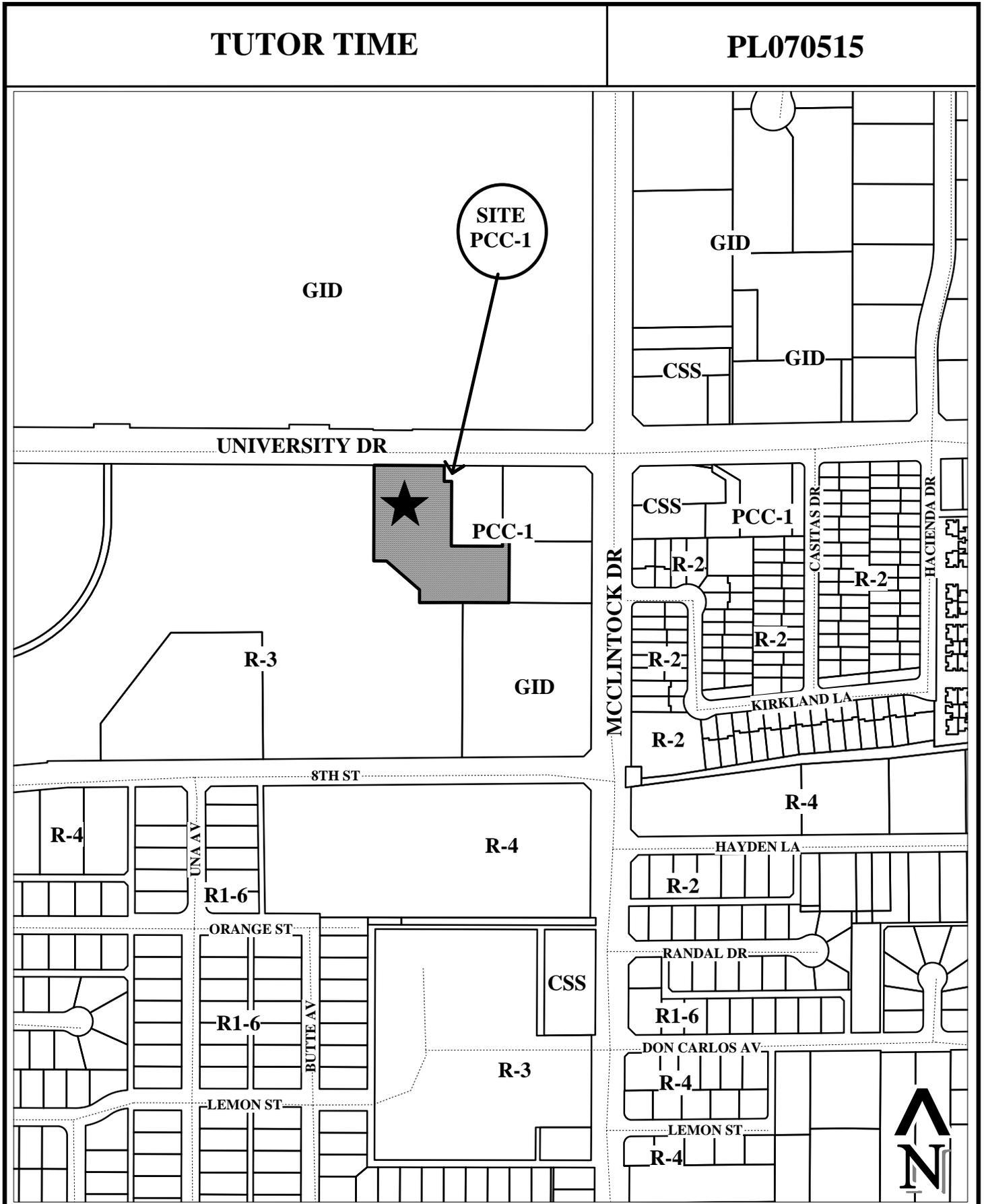
- Your drawings must be submitted to the Development Services Building Safety Division for building permit by 04/22/2009 or Development Plan approval will expire.
- Specific requirements of the **Zoning and Development Code** are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time, and reduce the potential for multiple plan check submittals, it is necessary that the applicant be familiar with the Zoning and Development Code (ZDC), which can be accessed through www.tempe.gov/zoning, or purchased at Development Services.
- **SITE PLAN REVIEW:** Verify all comments by the Public Works Department, Development Services Department, and Fire Department given on the Preliminary Site Plan Reviews dated 12/05/07. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Department will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.
- **STANDARD DETAILS:**
 - Tempe Standard "T" details may be accessed through www.tempe.gov/engineering or purchased from the Engineering Division, Public Works Department.
 - Tempe Standard "DS" details for refuse enclosures may be accessed through www.tempe.gov or may be obtained at Development Services.
- **BUILDING HEIGHT:** Measure height of buildings from top of curb along front of property (as defined by Zoning and Development Code).
- **SECURITY REQUIREMENTS** (refer to Public Safety and Security Considerations report, dated 12/05/2007 and included in the Site Plan Review markup packet):
 - Design building entrance(s) to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to discourage to opportunity for ambush opportunity. Distances of 20'-0" or greater, between a pedestrian path of travel and any hidden area allow for increased reaction time and safety.
 - Follow the design guidelines listed under appendix A of the Zoning and Development Code. In particular, reference the CPTED principal listed under A-II Building Design Guidelines (C) as it relates to the location of pedestrian environments and places of concealment. T
 - If required prior to Certificate of Occupancy, owner shall have management contact the Crime Prevention Unit of the Police Department (480-858-6330) to be included in the "Operation Notification" crime prevention program.
 - A security vision panel shall be provided at service and exit doors (except to rarely accessed equipment rooms) with a 3" wide high strength plastic or laminated glass window, located between 43" and 66" from the bottom edge of the door.
 - Avoid upper/lower divided glazing panels in exterior windows at grade level, particularly where lower (reachable) glass panes of a divided pane glass curtain-wall system can be reached and broken for unauthorized entry. Do not propose landscaping or screen walls that conceal area around lower windows. If this mullion pattern is desired for aesthetic concerns, laminated glazing may be considered at these locations.
- **FIRE:** (Jim Walker 480-350-8341)
 - Fire lanes need to be clearly defined. Ensure that there is at least a 20'-0" horizontal width, and a 14'-0" vertical clearance from the fire lane surface to the underside of tree canopies; or overhead structure, if allowed by Fire Department. Details of fire lane(s) are subject to approval of the Fire Department.
- **ENGINEERING AND LAND SERVICES:**
 - Any overhead utilities on or adjacent to site must be placed underground per City of Tempe Code, Section 25-120 thru 25-126 and ord. 88.85. Underground utilities requirement excludes high-voltage transmission line unless project inserts a structure under the transmission line. Coordinate site layout with Utility provider(s) to provide adequate access easement(s).

- Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
- Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
- REFUSE:
 - Double container enclosure indicated on site plan is exclusively for refuse. Construct walls, pad and bollards in conformance with Standard Detail DS-116.
 - Contact Sanitation staff (Ron Lopinski 480-350-8132) to verify that vehicle maneuvering and access to the enclosure is adequate.
 - Develop strategy for recycling collection and pick-up from site with Ron Lopinski. Roll-outs may be allowed for recycled materials. Coordinate storage area for recycling containers with overall site and landscape layout.
 - Gates for refuse enclosure(s) are not required. If gates are provided, the property manager must arrange for gates to be open from 6:00am to 4:30pm on collection days
- DRIVEWAYS:
 - Construct driveways in public right of way in conformance with Standard Detail T-320. Alternatively, the installation of driveways with return type curbs as indicated, similar to Standard Detail T-319, requires permission of Public Works/Traffic (Shelly Seyler 480-350-8219)
 - Correctly indicate clear vision triangles at both driveways on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult "Corner Sight Distance" leaflet, available from Development Services Counter or from John Brusky in Transportation (480-350-8219) if needed. Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.
- PARKING SPACES:
 - Verify conformance of accessible vehicle parking to the Americans with Disabilities Act of 1990 (42 U.S.C.A. §12101 ET SEQ.) and the Code of Federal Regulations Implementing the Act (28 C.F.R., Part 36, Appendix A, Sections 4.1 and 4.6). Refer to Standard Detail T-360 for parking layout and accessible parking signs.
 - At parking areas, provide demarcated accessible aisle for disabled parking.
 - Distribute bike parking areas nearest to main entrance(s). Provide parking loop/rack per standard detail T-578. Provide 2'-0" by 6'-0" individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.
- LIGHTING:
 - Follow requirements of ZDC Part 4 chapter 8
 - Follow the guidelines listed under appendix E "Photometric Plan" of the Zoning and Development Code.
 - Indicate the location of all exterior light fixtures on the site, landscape (and photometric) plans. Avoid conflicts with lights in order to maintain illumination levels for exterior lighting.
- LANDSCAPE:
 - Prepare an existing plant inventory for the site and adjacent street frontages. The inventory may be prepared by the Landscape Architect or a plant salvage specialist. Note original locations and species of native and "protected" trees and other plants on site. Move, preserve in place, or demolish native or "protected" trees and plants per State of Arizona Agricultural Department standards. File Notice of Intent to Clear Land with the Agricultural Department (602-364-0935). Notice of Intent to Clear Land form is available at www.agriculture.state.az.us . Follow the link to "form", to "native plants", and to "notice intent to clear land".
- SIGNS: Obtain sign permit for any identification signs as well as for internally (halo) illuminated address signs. Directional signs (if proposed) may not require a sign permit, depending on size. Directional signs are subject to review by planning staff during plan check process. Separate Development Plan Review process is required for signs ZDC Part 4 Chapter 9 (Signs).

HISTORY & FACTS:

- January 28, 1958. This site was annexed into the City from the County as RI-6. Rezoning of this parcel from RI-6 to industrial predates City's record keeping.
- June 6, 1996. City Council approved a General Plan 2000 Amendment, Resolution No. 96.22, from Mixed Use to Residential on 22.25 net acres and from Mixed Use to Retail on 4.87 net acres.
- June 6, 1996. City Council approved a zoning change, Ordinance No. 808.9605, from I-2 General Industrial District to R-3 Multi-family Residential on 22.25 net acres and to PCC-1 Planned Commercial Center on 4.87 net acres.
- June 6, 1996. City Council approved a Site Plan for Jefferson Commons Apartments consisting of 288 units on 22.25 net acres including four variances.
- June 6, 1996. City Council approved a General Plan of Development for Jefferson Commons Shopping Center (now University & McClintock Crossing) consisting of 4.87 net acres including a Use Permit for a convenience store with gasoline pumps and two variances.
- March 27, 1997. City Council approved a one-year time extension of condition #5 for Jefferson Common apartments and for the commercial center (Now University and McClintock Crossings).
- December 18, 1997. City Council approved an Amended General Plan of Development for University & McClintock Crossing Commercial Center and a Final Plan of Development for Phase I (Parcel 1) and Phase II (Parcel 3), including 2 variances.
- April 30, 1998. City Council approved a Final Subdivision Plat consisting of 4 parcels, subject to 5 conditions.
- March 18, 1999. Council approved an Amended General and Final Plan of Development for a one-story 22,140 s.f. retail/restaurant building at McClintock Crossings located at the SWC of University and McClintock. (Plan was not recorded)
- June 8, 2000. City Council approved the request by McClintock Crossing for re-approval of an Amended General & Final Plan of Development for Parcel 4 consisting of 2,250 s.f. of restaurant and 19,890 s.f. of retail on 2.15 net acres located at 1775 East University Drive. (Plan was not recorded)
- December 19, 2002. City Council approved the request by Wienerschnitzel for a 3rd Amended General Plan of Development for University & McClintock Crossing and a Final Plan of Development for Wienerschnitzel Hot Dog Restaurant consisting of 2,880 s.f. building including a use permit for a 600 s.f. outdoor dining patio.
- January 8, 2004 City Council approved the request by Firestone for an Amended General Plan of Development for University & McClintock Crossing consisting of 29,016 s.f., on 4.86 net acres, and a Final Plan of Development for Firestone Tires consisting of 7,610 s.f. on 2.11 net acres and a use permit to allow a tire and auto service store in the PCC-1 Zoning District, located at 1775 East University Drive. (Plan was not recorded)
- January 6, 2005. City Council approved the request by Auto Werks for an Amended General Plan of Development for University & McClintock Crossing consisting of 33,964 s.f. on 4.86 net acres and an Amended Final Plan of Development for Auto Werks Parcel 4, Phase 4, consisting of 21,598 s.f. on 1.42 net acres, including a use permit, located at 1775 East University Drive.

ZONING AND DEVELOPMENT CODE REFERENCE:





TUTOR TIME (PL070515)

**DEVELOPMENT PLAN REVIEW
APPLICATION**



PROPERTY LOCATED AT:

SWC University Avenue & McClintock Drive
Tempe, Arizona
APN: 132-60-036

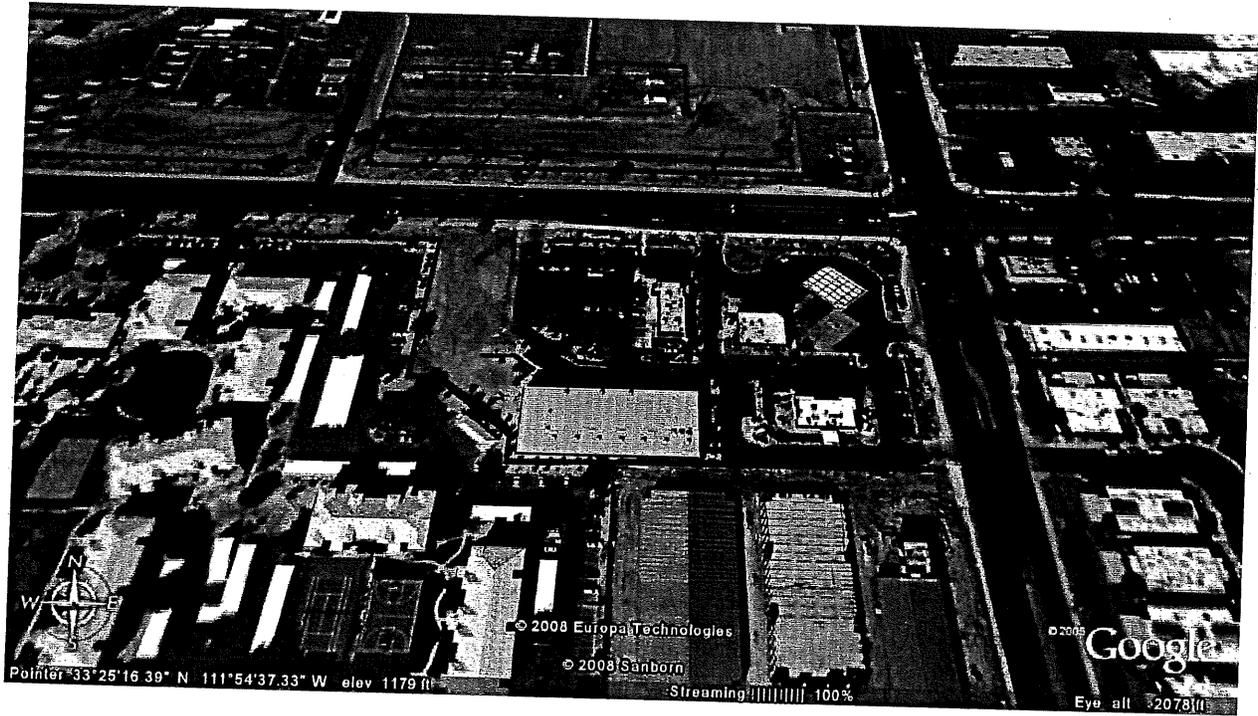
APPLICATION NO.

PREPARED BY:

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PREPARED: MARCH 4, 2008

MAR - 5 2008



Tutor Time Application Narrative Development Plan Review

A. INTRODUCTION

1. Proposal

This application requests Development Plan Review approval for a new Tutor Time within the University and McClintock Crossing Commercial Center which is located at the southwest corner of McClintock and University Drives. Tutor Time is proposing to locate on lot 4B, which is the last remaining undeveloped parcel on that corner. Due to some minor site adjustments both lot 4A and 4B are theoretically part of the site plan review (the "Site"), yet the Tutor Time building on lot 4B is the main focus of this request.

This proposal includes a new 15,308 gross square foot Tutor Time childcare business, along with minor amendments to the existing site layout to accommodate the new building and to facilitate traffic flow at the western end of the center. Adequate ingress and egress to the shopping center exists through four shared driveways and via an existing reciprocal cross-access easement for the entire corner found within the existing Covenants, Conditions and Restrictions (CC&Rs). Adequate shared parking is assured through a similar cross-parking easement also contained within the center's CC&R's. The minor modifications to the existing Site include moving the western driveway along University Drive to the east about fifteen feet (15') and a redesign of the parking layout to accommodate that relocation. In addition, the interior property line between lots 4A and 4B is proposed to be relocated and a minor lot line adjustment or subdivision replat will be required.

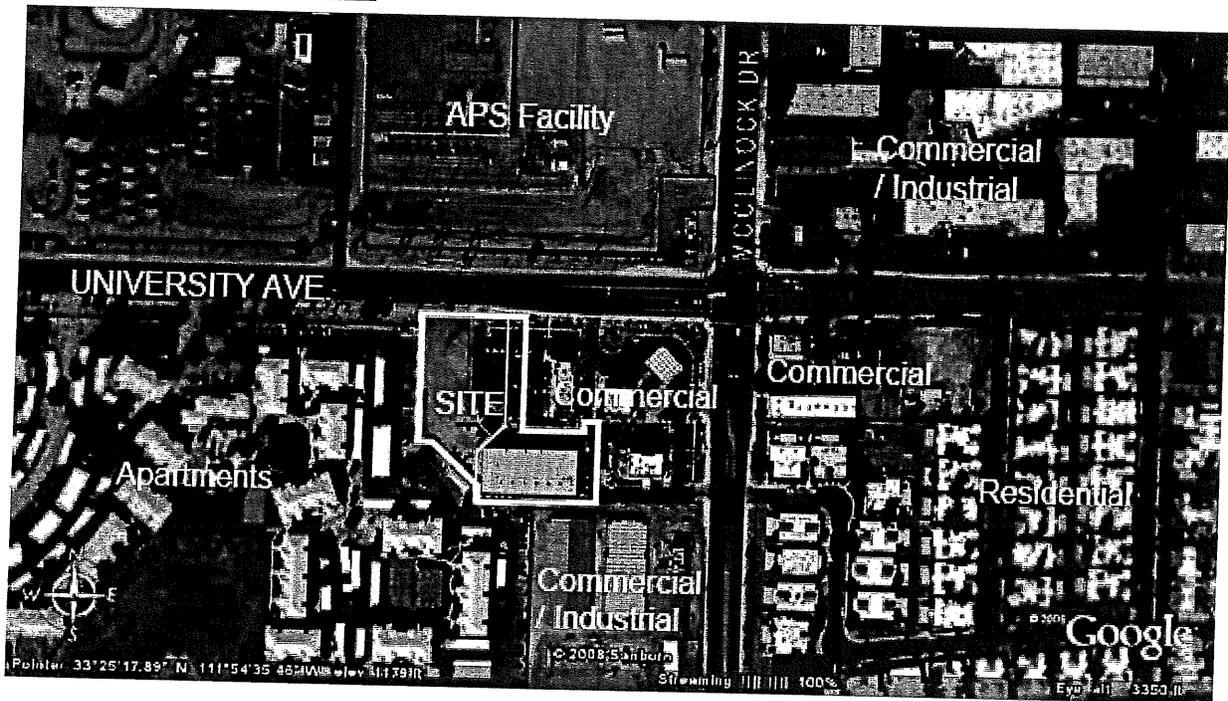
A shared parking study will also be filed shortly after this application to take advantage of the low parking demands which the new Tutor Time and existing Auto Werks businesses generate. An existing conditions study has been completed for Auto Werks and for many existing nearby Tutor Time locations to determine the actual parking demands. That study reveals lots 4A and 4B can more than adequately share parking due to these low demands and differing peak hours.

2. General Project Location and Surroundings

The existing five parcel commercial center is currently home to Auto Werks automobile customization business, a McDonald's restaurant, a 7-Eleven AM/PM gas station, and a Wienerschnitzel hot dog restaurant. Lot 4B which lies adjacent to University Drive and along the western edge of the commercial center, is the last remaining parcel to be developed.

Land uses surrounding the Site include the APS solar facility to the north across University Drive, the McDonald's and Wienerschnitzel restaurants to the east, apartments to the west and south, and industrial/commercial uses to the southeast. The apartments were developed with this commercial center in mind as indicated by a wide buffer between the apartment buildings and the Site's west and south property lines. This buffer includes the apartment's two rows of covered parking spaces, two drive aisles and landscaping areas which separates the buildings from the Site by approximately 145 feet.

Aerial Map of Surroundings



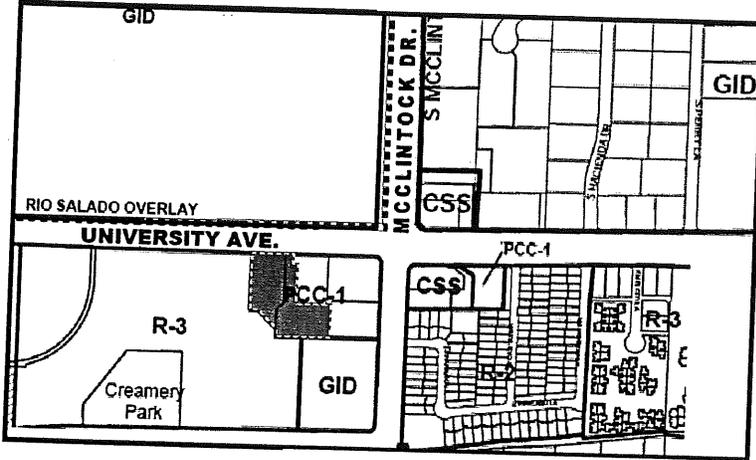
Corner Uses



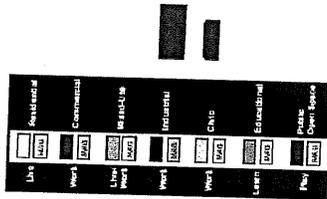
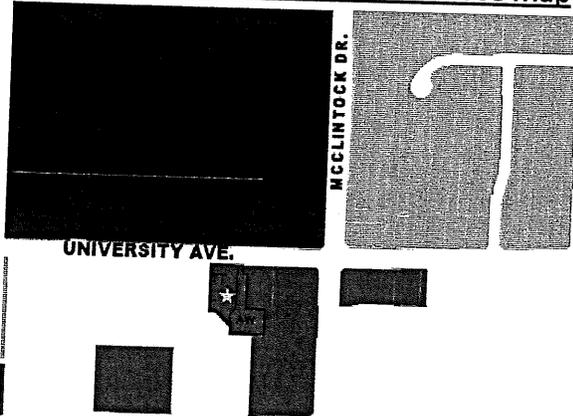
Adjacent Zoning and Current Land Use Table

Direction	Zoning	GP Land Use	Current Land Use
SITE	PCC-1	Commercial	Vacant
North	GID	Industrial	SRP solar facility
South	R-3	Residential (<25 du)	Apartments
East	PCC-1	Commercial	McDonald's & Auto Werks
West	R-3	Residential (<25 du)	Apartments

Zoning Map



General Plan 2030 Projected Land Use Map



B. REQUEST (Development Plan Review)

The proposed site layout will remain substantially as it is today with the exception of the minor driveway relocation and resulting parking layout change. The Tutor Time building will be located along the western property line with parking in the main lot. The relocated driveway will incorporate distinctive pavers to separate it from the main drive aisles and match the unique style of the center's other three driveway treatments. Portions of the sidewalk will be 'broom brushed' to add tactile property and variety to the overall texture. ADA compliant site features are proposed throughout including detectable warning strips, accessible ramps, parking spaces, and code-required signage.

The proposed Tutor Time building will integrate well aesthetically with the existing structures in the area. The commercial center has a unique mix of older stucco design schemes contrasted with the modern rusted steel and glass design of the more recent Auto Werks building. The placement of the Tutor Time building reinforces and provides variety in the street frontage by integrating the Tutor Time trademarked rotunda entrance feature. The new building will also maximize natural surveillance and visibility of pedestrian areas such as the building entrances, pathways, and parking areas by maintaining the building location along the western property line looking out toward the pedestrian areas. This building location is possible due to an approved variance which eliminated interior lot line setbacks, and reduced the side yard setbacks adjacent to R-3 and I-2 (GID) zoning to 10'. (SGF-97.80.)

The proposed building facades have a high level of architectural detail and contain ground level windows which create visual interest. As the western terminus of the commercial center, the Tutor Time building's proportionality, scale, materials and rhythm of design will contribute to an attractive public space. This public space will effectively frame the Tutor Time and Auto Werks parking fields. Building window placement also increases security of adjacent outdoor spaces by maximizing natural surveillance and visibility pursuant to Tempe's CPTED policies. And, as shown on the enclosed lighting plan and cut sheets, the proposed on-site lighting is appropriate and compatible with the proposed building as well as existing adjacent buildings and uses. Yet the lighting is not so effusive as to create any negative effects.

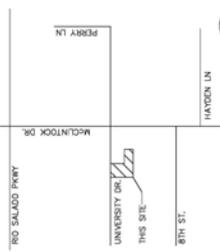
Enhancing the character of the surrounding area through a cool tan and brown color palette, the Tutor Time building will blend well with the existing older stucco and newer rusted steel building colors. The building's four-sided architectural design features a discernable base, middle and top which anchors it to the ground and cohesively relates it to the adjacent pedestrian areas. Those pedestrian areas are mainly located at the northern entryway and along a covered walkway on the eastern side of the building. Although the general Site location does not lend itself to frequent pedestrian traffic along University Drive, the Tutor Time trademark rotunda incorporates shade structures and recesses, as well as a radial paving pattern. Pedestrian traffic will therefore mainly result from users parking in the adjacent parking lot and walking along the covered walkway toward the entrance. This covered walkway was designed specifically to address Tempe's environmental solar concerns. The trellis and pier columns provide shade for the sidewalk and a potential opportunity to incorporate plantings for additional shading features. Additionally, the outdoor playground area utilizes significant landscaping to mitigate heat gain and retention along the southern side of the building.

D. CONCLUSION

Harmony, appropriateness, longevity and ease of maintenance have been the highest priorities in selecting all materials and colors for the Tutor Time building. The overall design of the building will be compatible in form, color, materials and style with the existing commercial center, yet it will have its own definitive style. While the existing Auto Werks building serves as a strong background design element and visual backdrop for the other uses, the Tutor Time building will add its own architectural character which retains hints of the adjacent design elements. The new Tutor Time will complement the adjacent design without copying their exact

forms or color palettes. As a result, the Tutor Time building and site layout as proposed will be highly compatible with its surroundings. We therefore respectfully request your consideration and approval of the above Development Plan Review application to allow this proposed Tutor Time to locate within the McClintock & University Crossing Commercial Center.

NOTES:
 THIS SITE PLAN WAS PREPARED WITHOUT THE BENEFIT OF AN AEA SERVICE.
PROJECT NARRATIVE:
 1. THIS PROJECT IS A NEW 15,308 S.F. DAYCARE FACILITY WITH 1,321 S.F. OF OUTDOOR PLAYGROUND. THE PROPOSED FACILITY IS BEING DEVELOPED ON A REPARCEL 47,284 S.F. (108 AC) PARCEL LOCATED WITHIN AN EXISTING SHOPPING CENTER LOCATED AT THE INTERSECTION OF UNIVERSITY DRIVE & MCCLINTOCK DRIVE.
GENERAL NOTES:
 1. OWNER TO VERIFY WITH CAL. OFF-SITE LOCATIONS OF DRIVEWAYS, WALLS, MEDIAN, DRIVEWAY ACCESS, ARTERIAL LANES, SIGNAGE AND UTILITIES.
 2. AS REQUIRED OWNER TO COORDINATE WITH ADJACENT PROPERTY OWNERS CONCERNING OFF-SITE IMPROVEMENTS, PARKING ADJUSTMENTS, NON-BUILD EASEMENTS, NEW CONSTRUCTION ON ADJACENT PROPERTY AND OFF-SITE REQUIREMENTS FOR OFF-SITE IMPROVEMENT CONSTRUCTION.
 3. LANDSCAPE ARCHITECT TO DETERMINE FINAL LOCATION OF PLANTINGS, MATERIALS, FENCING, SIGNAGE, AND PLAYGROUND WALKWAYS ALL TO BE COORDINATED AND APPROVED BY OWNER THROUGH ARCHITECT.



- SITE DATA:**
PARCEL 4 - DAYCARE & AUTO WERKS
 EXISTING ZONING: PCC-1
 LAND AREA (GROSS): 47,284 S.F. (1.08 AC)
 BUILDING AREA: 15,308 S.F.
 PROJECTED LAND USE: COMMERCIAL
 MAX. BUILDING HEIGHT: 35 FT. TO 25 DIA
 STORES: 1 STORY
 LANDSCAPE AREA ON SITE: 1 N.Y. FULLY SPRAWLED
 RECALCULATED: 47,284 S.F. * 158 = 7,471,752 S.F.
 BIKE RACKS: 5 REQUIRED
 5 SPACES
 123 SPACES
 84 SPACES
 ACCESSIBLE PARKING: 4 SPACES
 PROVIDED: 4 SPACES
 *PARKING WAS DETERMINED BY THE FOLLOWING CALCULATION:
 1. SPACES / 300 S.F. = 21,550 / 300 = 72 SPACES
 1. SPACES / 300 S.F. = 15,308 / 300 = 51 SPACES

DEVELOPER/OWNER
 CONTACT: MR. DAVID CHURCH
 10000 UNIVERSITY DRIVE, SUITE 100
 LA BOLLA, CA 92037
 TEL: (619) 491-9200
ARCHITECT / APPLICANT
 CONTACT: MR. DAVID CARROLLAS, AIA, CO
 1000 UNIVERSITY DRIVE, SUITE 100
 PHOENIX, AZ 85016
 TEL: (602) 951-9200
 FAX: (602) 954-9271

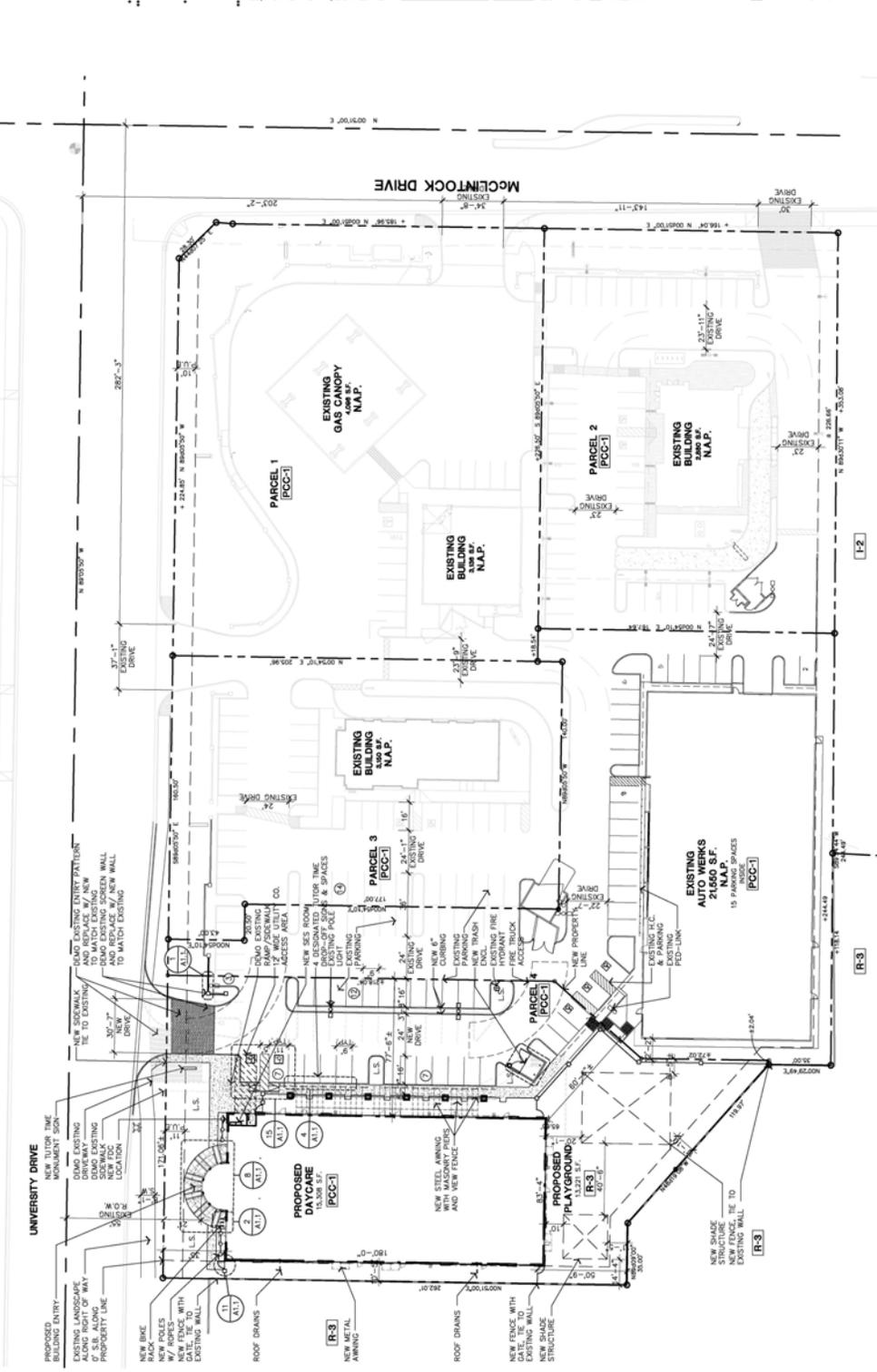
CLIENT APPROVAL
 SIGN: _____ DATE: _____
 PRINT: _____
 PRELIMINARY - Not for Construction or Recording

PROJECT NAME:
TUTOR TIME & CHILD CARE & LEARNING CENTER
S.W.C. OF UNIVERSITY & MCCLINTOCK RD
TEMPE, AZ

BCA
 Bolinger + Cordenos Architects, Inc.
 Architecture Planning Interiors Project Management
 3428 E. Indian School Road
 Phoenix, Arizona 85018-5113
 Tele: (602) 957-9205 Fax: (602) 954-9277

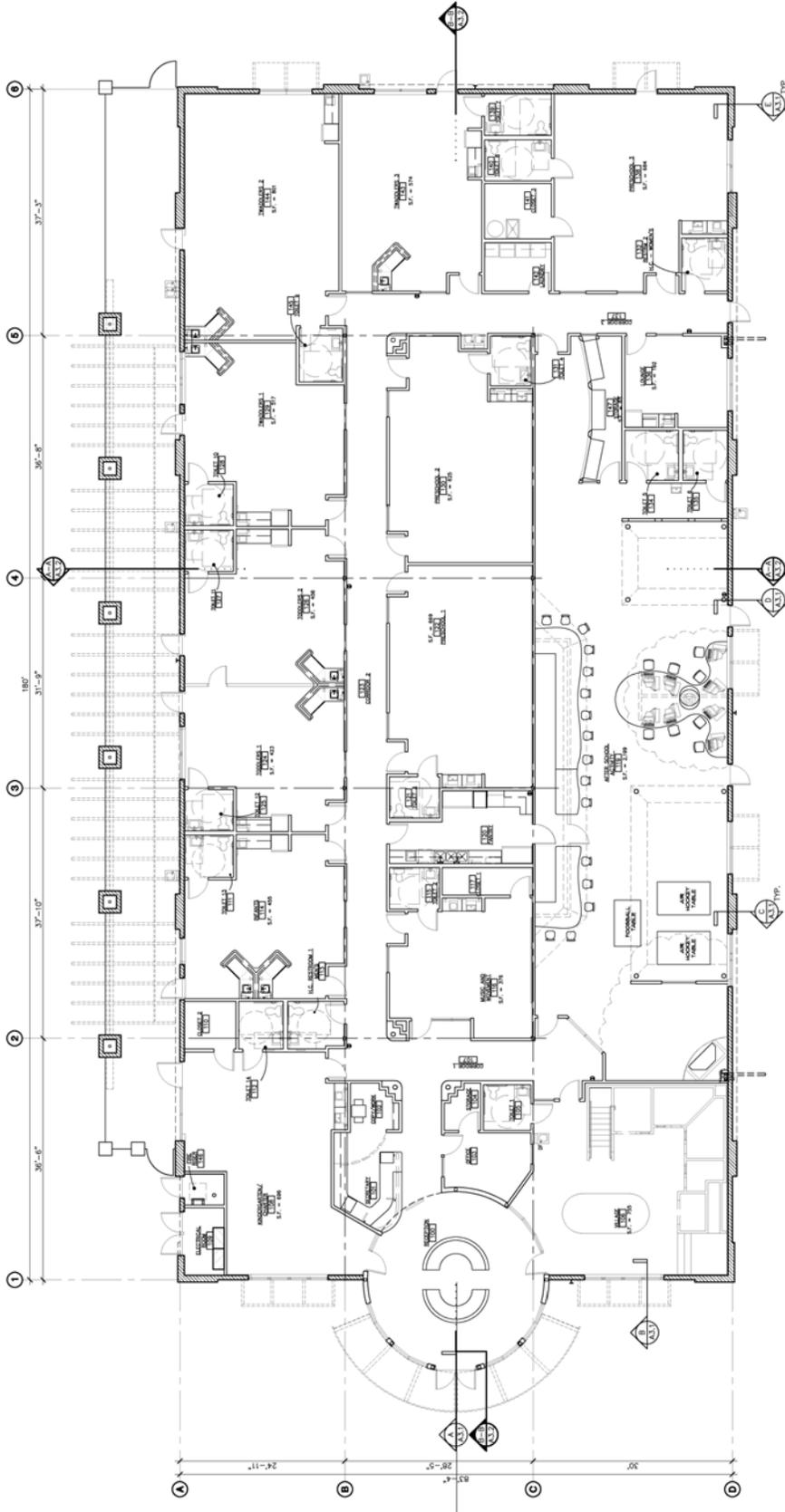
MASTER SITE
 SCALE: 1"=30'-0"
 DATE: 2/29/08
 JOB #: 119107

A-10
 SHEET # OF # SHEETS
 SCHEMATIC DESIGN
 CONSTRUCTION DOCUMENTS
 BID/PRICING PACKAGE
 CONSTRUCTION ISSUE



MASTER SITE - SCHEME E
 SCALE: 1"=30'-0"
 1"=30'-0"

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING CONDITIONS AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.



ATTACHMENT 11

CLIENT APPROVAL	DATE
SIGN	DATE
PRINT	

PROJECT NAME
TUTOR TIME & CHILD CARE & LEARNING CENTER
 S.W.C. OF UNIVERSITY & McCLINTOCK RD
 TEMPE, AZ



BCA
 Bolinger + Cardenas Architects, Inc.
 Architecture Planning Interiors Project Management
 3428 E. Indian School Road
 Phoenix, Arizona 85018-5113
 Tel: (602) 957-9505 Fax: (602) 954-9577

PRELIMINARY FLOOR PLAN	
SCALE : 1/8"=1'-0"	DATE : 2/29/08
REVISIONS:	JOB # : 119107

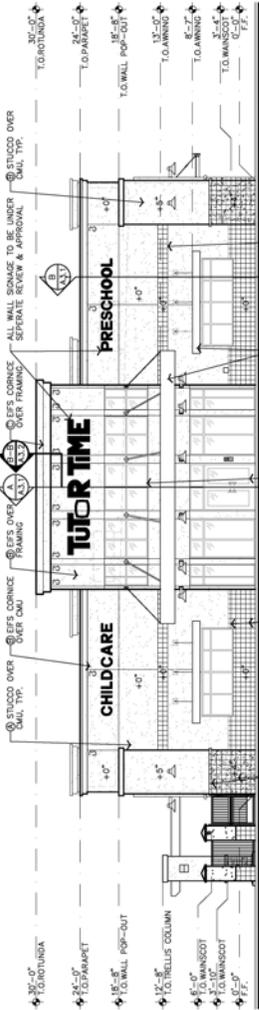
<input type="checkbox"/> SCHEMATIC DESIGN <input type="checkbox"/> PRELIMINARY <input type="checkbox"/> CONSTRUCTION DOCUMENTS <input type="checkbox"/> BID/PRICING PACKAGE <input type="checkbox"/> CONSTRUCTION ISSUE	SHEET: A-2.0 OF # SHEETS
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PRELIMINARY FLOOR PLAN
 SCALE: 1/8"=1'-0"

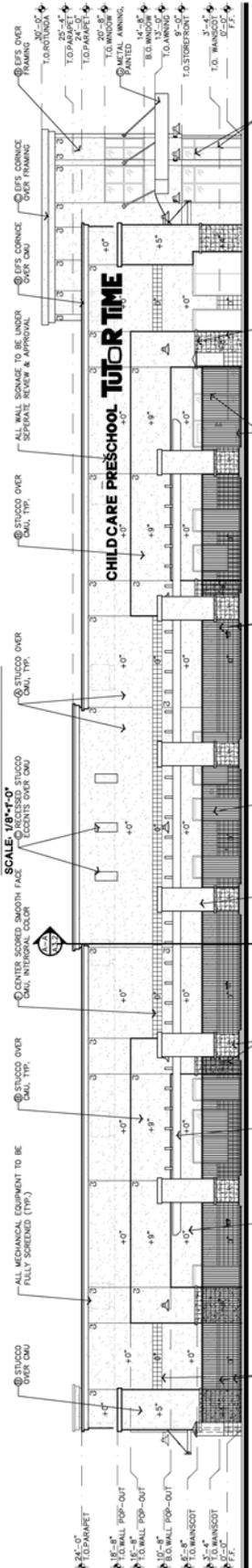
CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING STRUCTURE AND UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.

COLOR & MATERIALS

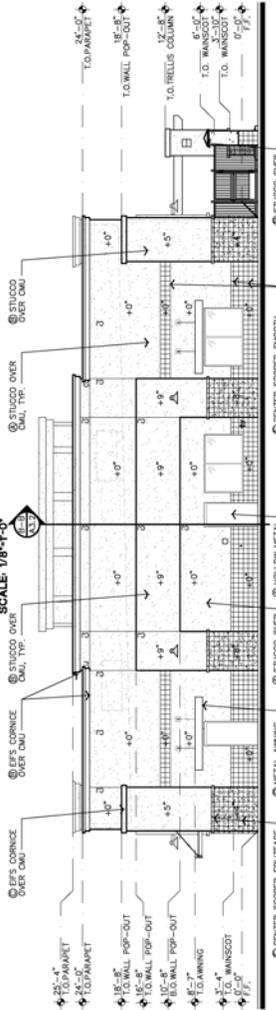
- ① FIELD COLOR - PAVALION
 - ② FRAZLE
 - ③ ACCENT COLOR #1
 - ④ ACCENT COLOR #2
 - ⑤ ALUMINUM STOREFRONT
 - ⑥ SOUTHWEST ALUM. SYSTEMS
 - ⑦ SPILL-FACE CMU
 - ⑧ SUPERLITE BLOCK
 - ⑨ BARRIS CENTER-SOURED, INTERIOR COLOR -
 - ⑩ FRAZLE
 - ⑪ METAL AWNING & TRUSSIS PAINTED ACCENT #2
- NOTE: CONTRACTOR TO PREPARE ONE (1) PAINTED TEST PANEL FOR ARCHITECT AND OWNERS REVIEW AND APPROVAL PRIOR TO INSTALLATION.



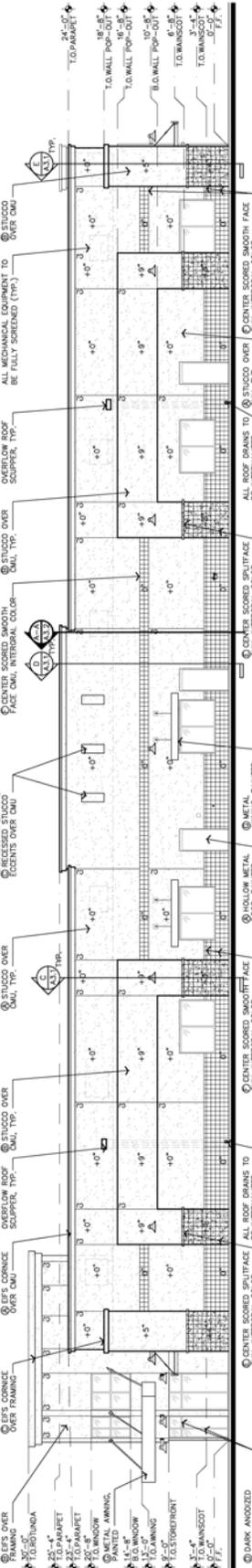
NORTH ELEVATION
SCALE: 1/8"=1'-0"



EAST ELEVATION
SCALE: 1/8"=1'-0"



SOUTH ELEVATION
SCALE: 1/8"=1'-0"



WEST ELEVATION
SCALE: 1/8"=1'-0"

CLIENT APPROVAL	DATE
SIGN	
PRINT	

PRELIMINARY - Not for Construction or Recording

PROJECT NAME
TUTOR TIME & CHILD CARE & LEARNING CENTER
S.W.C. OF UNIVERSITY & MCCLINTOCK RD
TEMPE, AZ

BCA

Bolinger + Cordenas Architects, Inc.
Architecture Planning Interiors Project Management
3428 E. Indian School Road
Phoenix, Arizona 85018-5113
Tel: (602) 857-9505 Fax: (602) 854-8577

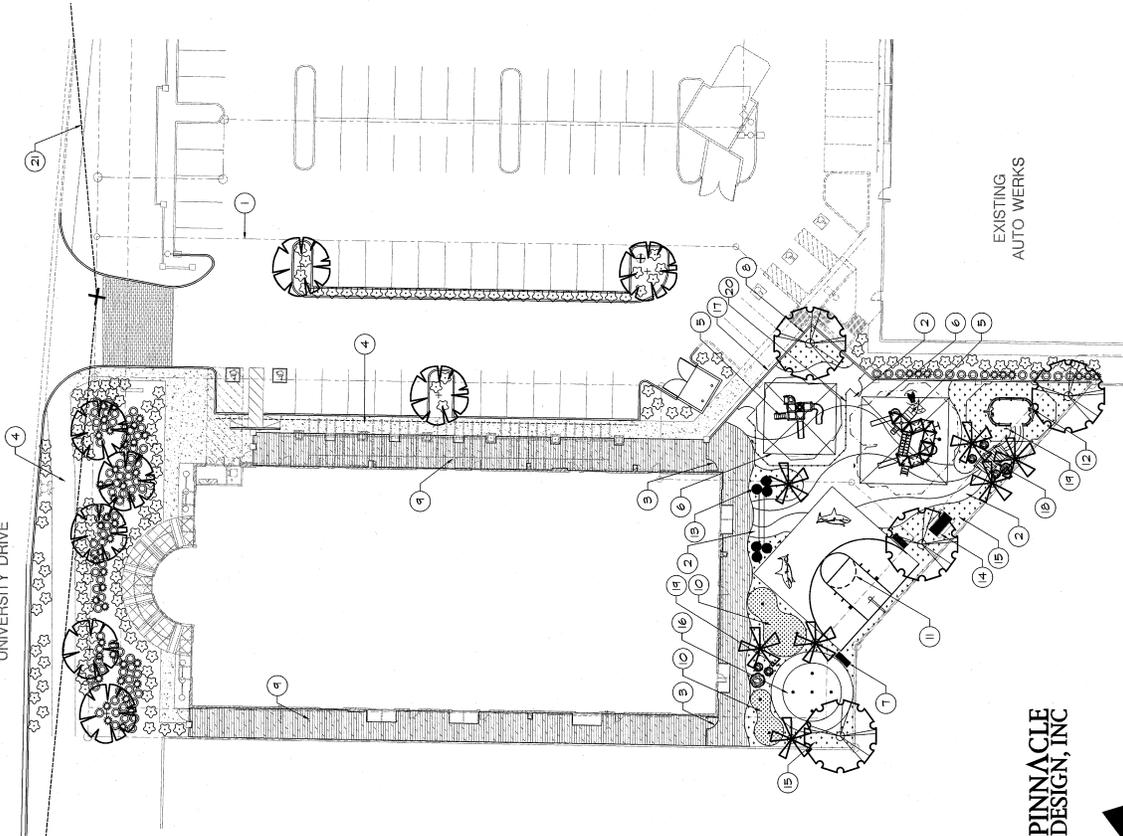
PRELIMINARY ELEVATIONS

REVISIONS:

SCALE: 1/8"=1'-0"
DATE: 2/25/08
JOB #: 119107

- SCHEMATIC DESIGN
 - CONSTRUCTION DOCUMENTS
 - BID/PROING PACKAGE
 - CONSTRUCTION ISSUE
- SHEET: **A-3.0** OF # SHEETS

UNIVERSITY DRIVE



EXISTING
AUTO WORKS

**PINNACLE
DESIGN, INC**

1049 N. 44th Street
Phoenix, AZ 85018
Tel: (602) 954-8888
Fax: (602) 954-8888
Job # 08013
FEBRUARY 15, 2005

THIS DOCUMENT IS THE PROPERTY OF PINNACLE DESIGN, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PINNACLE DESIGN, INC.

PRELIMINARY LANDSCAPE NOTES

PLANTING
THE SITE WILL BE LANDSCAPED IN ACCORDANCE WITH THE CITY OF TEMPE STANDARDS. ALL TREES AND SHRUBS ARE TO BE STAMPED AND PLANTED IN ACCORDANCE WITH THE ARIZONA NURSERY ASSOCIATION PUBLISHED STANDARDS.

SIZES OF TREES AND SHRUBS WILL CORRESPOND WITH REQUIREMENTS SET BY THE CITY OF TEMPE. ALL TREES AND SHRUBS TO BE PLANTED SHALL BE STAMPED, DECOMPOSED GRANITE AND SHALL BE TREATED WITH PRE-EMERGENT HERBICIDE.

IRRIGATION
THE IRRIGATION SYSTEM WILL CONSIST OF DRIP EMITTERS AND PRESSURE REGULATORS CONNECTED TO AUTOMATIC CONTROLS. ALL IRRIGATION SYSTEMS SHALL PROVIDE 100% COVERAGE.

GRADING
ALL EARTHWORK WILL BE DONE SO THAT ALL MOISTURE DRAINS OFF AND AWAY FROM SIDEWALKS AND STRUCTURES. ALL RETENTION BASINS SHALL DRAIN INTO THE RETENTION BASINS LOCATED ON SITE.

PRELIMINARY SITE DATA

ZONING	PGC1
GROSS SITE AREA	108,189 S.F. (2.56 AC)
NET SITE AREA	92,695 S.F. (2.12 AC)
ON-SITE LANDSCAPE AREA	14,779 S.F. (0.34 AC)
TOTAL LANDSCAPE	8,119 S.F. (0.19 AC)
PLAYGROUND AREA	19,221 S.F.

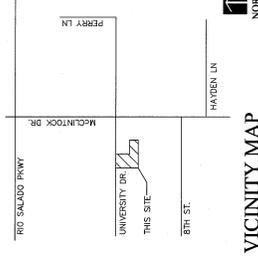
PLANTING KEY NOTES

- PROPERTY LINE / RIGHT OF WAY LINE
- IRREGULARLY COLORED TOT TURF.
- PLAYGROUND GATE. SEE ARCH. PLANS.
- SIDEWALK. SEE ARCH. PLANS.
- PLAY EQUIPMENT.
- SHADE STRUCTURE. COLOR, FOREST GREEN POST AND TAN FABRIC.
- 6" BENCH.
- 6" HIGH METAL VIEW FENCE WITH MASONRY COLUMNS. REFER TO ARCH. PLANS.
- STAMPED CONCRETE BOARDWALK.
- PUTTING GREEN. SYNTHETIC TURF.
- STAMPED ASPHALT SPORTS COURT.
- BOAT PLAY STRUCTURES.
- MUTINY ISLAND SIGN.
- PICNIC TABLE (TPP)
- SYNTHETIC TURF.
- GROUND MISTING SYSTEM.
- 6" CONCRETE HEADER UNDER FENCE.
- BRIDGE.
- 6" SIGN.
- 4" HIGH SEPARATION FENCE.
- SIGHT DISTANCE LINE PER CITY REQUIREMENTS.

PLANT LEGEND

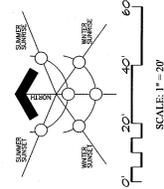
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
	TREES		
	DALBERGIA SISSEO	SISSEO TREE	24" BOX
	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	20" TALL
	ACACIA FARNESIANA	SWEET ACACIA	24" BOX
	ACCENTS		
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL.
	LANTANA 'NEK GOLD'	NEK GOLD LANTANA	1 GAL.
	CONVOLVULUS CNEORUM	BUSH MORNING GLORY	1 GAL.
	INERT GROUNDCOVER		
	MAN-MADE BOULDERS		
	CONCRETE HEADER	PLAIN CONCRETE	4" X 6"
	SYNTHETIC TURF		
	STAMPED CONCRETE	BOARDWALK PATTERN	

- NOTES**
- CONTRACTOR TO VERIFY ALL QUANTITIES TO LANDSCAPE ARCHITECT FOR APPROVAL.
 - CONTRACTOR TO PROVIDE DECOMPOSED GRANITE SAMPLES TO LANDSCAPE ARCHITECT FOR APPROVAL.
 - MAINTAIN 2' TREE CLEARANCE FROM WALKS.
 - MAINTAIN 1' TREE AND SHRUB CLEARANCE FROM SIDEWALKS.
 - CONTRACTOR TO REMOVE ALL FLOWERS, SEEDS, AND FRONDS BEFORE THEY FALL TO PREVENT ANY CHOKING HAZARD.



VICINITY MAP

NOT TO SCALE



CLIENT APPROVAL

SIGN	DATE
PRINT	

PRELIMINARY - Not for Construction or Recording

PROJECT NAME
**TUTOR TIME
CHILD CARE &
LEARNING CENTER**
SMC OF UNIVERSITY &
MCCLINTOCK RD
TEMPE, AZ

BCA
Bohlinger & Cordellos Architects, Inc.
10000 N. 19th Avenue, Suite 100
Phoenix, Arizona 85028-5113
Tel: (602) 957-9205 Fax: (602) 954-9577

REVISIONS:

SCALE:	DATE:
	2/17/08
JOB #:	119107

SHEET:
L-1
OF 1 SHEETS

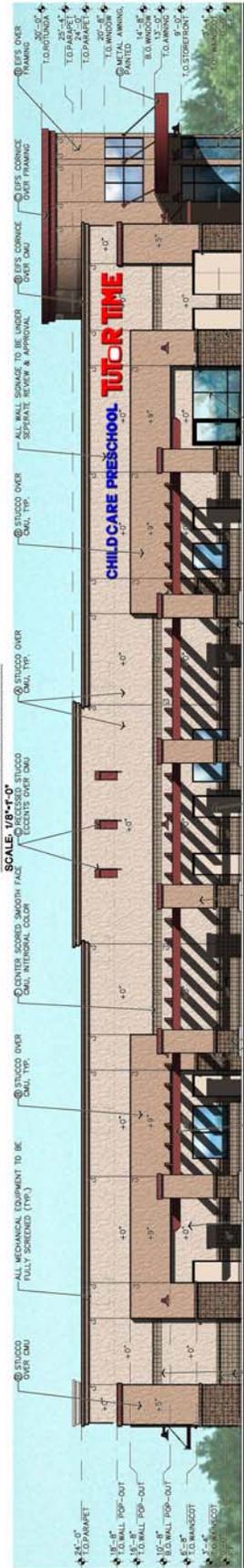
■ SCHEMATIC DESIGN
□ DESIGN DEVELOPMENT
□ CIVIL/MECHANICAL
□ BID/PRIING PACKAGE
□ CONSTRUCTION ISSUE

COLOR & MATERIALS

- ① FIELD COLOR
- ② FRAZZLE
- ③ FRAZZLE
- ④ FRAZZLE
- ⑤ FRAZZLE
- ⑥ FRAZZLE
- ⑦ FRAZZLE
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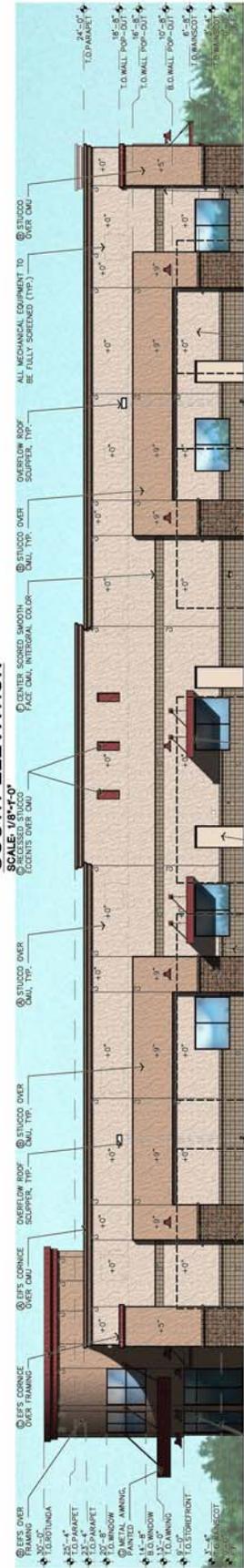
NORTH ELEVATION
SCALE: 1/8"=1'-0"



EAST ELEVATION
SCALE: 1/8"=1'-0"



SOUTH ELEVATION
SCALE: 1/8"=1'-0"



WEST ELEVATION
SCALE: 1/8"=1'-0"

CLIENT APPROVAL	DATE
SIGN	
PRINT	
PRELIMINARY - Not for Construction or Recording	

PROJECT NAME
TUTOR TIME & CHILD CARE & LEARNING CENTER
S.W.C. OF UNIVERSITY & MCCLINTOCK RD
TEMPE, AZ



BCA
Bolinger + Cordenas Architects, Inc.
Project Manager
Architecture Planning
3428 E. Indian School Road
Phoenix, Arizona 85018-5113
Tel: (602) 857-9505 Fax: (602) 854-8577

PRELIMINARY ELEVATIONS
REVISIONS:
SCALE: 1/8"=1'-0"
DATE: 2/4/08
JOB #: 119107

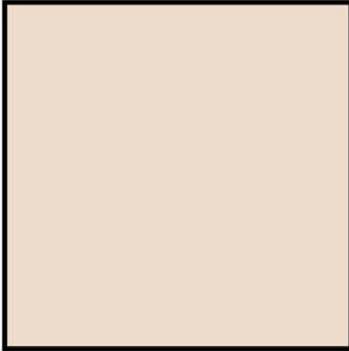
SHEET: **A-3.0**
OF # SHEETS
SCHEMATIC DESIGN
CONTRACT DOCUMENTS
BIDDING PACKAGE
CONSTRUCTION ISSUE

COLORS & MATERIALS

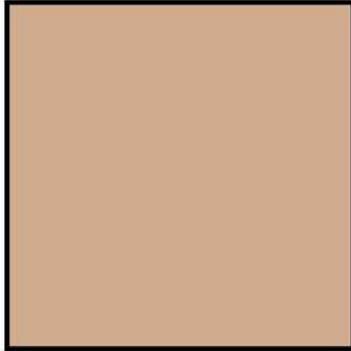
JOB NUMBER 119107

March 4th, 2008

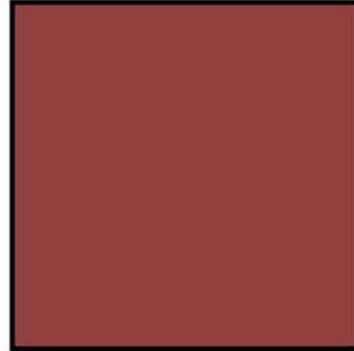
Tutor Time Child Care & Learning Center
S.W.C. of University Drive & McClintock Drive
Tempe, Arizona



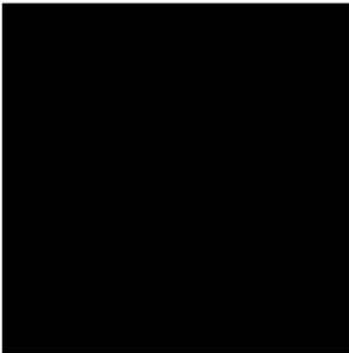
A) Field Color
Frazee - LRV 73
8260W - 'Pavillion'



B) Accent Color #1
Frazee - LRV 44
8263M 'Deerfield'



C) Accent Color #2
Frazee - LRV 10
AC116N 'Roasted Pepper'



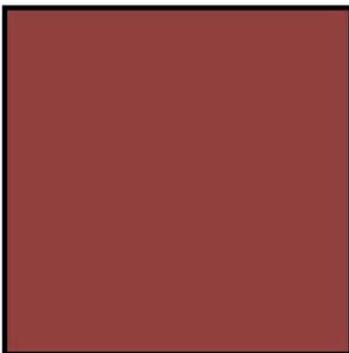
D) Aluminum Storefront
Southwest Alum. Systems
Medium Anodized Bronze



E) 8"x8x16" Center Scored
Split-Face CUM
Superlite Block - Intergral Color
Bone #60.17



F) 8"x8x16" Center Scored
Smooth-Face CUM
Superlite Block - Intergral Color
Umber Brown #60.12



G) Steel Trellis
Frazee - LRV 10
AC116N 'Roasted Pepper'



CONTEXT PLAN

Tutor Time Child Care

**S.W.C. of University & McClintock Drive
Tempe, Arizona 85281**

BCA Project No.: 119107

Prepared By:

Bollinger + Cardenas Architects, Inc.
3428 E. Indian School Rd.
Phoenix, Arizona 85018

Developer:

The Focus Group
7938 Ivanhoe, Suite B
La Jolla, CA 92037

February 18, 2008



1. NWC of property facing North (along University Drive)



2. NWC of property facing East (along University Drive)



3. NWC of property facing South (along University Drive)



4. NWC of property facing West (along University Drive)



5. SWC of property facing North (adjacent residence beyond wall)



6. SWC of property facing East (adjacent residence beyond wall)



7. SWC of property facing South (adjacent residence beyond wall)



8. SWC of property facing West (adjacent residence beyond wall)



9. Center of property facing North



10. Center of property facing East



11. Center of property facing South



12. Center of property facing West



13. SEC of property facing North



14. SEC of property facing East (Auto Works building)



15. SEC of property facing South (Auto Works & Residential beyond)



16. SEC of property facing West (Residential beyond masonry wall)



17. Midway between Northeast and Southeast Corners of property facing North



18. Midway between Northeast and Southeast Corners of property facing East (adjacent McDonalds Building)



19. Midway between Northeast and Southeast Corners of property facing South (Auto Works Building)



20. Midway between Northeast and Southeast Corners of property facing West



21. NEC of property facing North (along University Drive)



22. NEC of property facing East (along University Drive)



23. NEC of property facing South (along University Drive)



24. NEC of property facing West (along University Drive)